

Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

NOTICE OF DECISION WOHLLEBEN PRELIMINARY SHORT PLAT STATE ENVIRONMENTAL POLICY ACT (SEPA) THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS) PSHP2017-00274

Date of Notice: December 5, 2017 Appeal Period Ends December 26, 2017 at 5 PM

NOTICE IS HEREBY GIVEN that on December 5, 2017 the City of Sammamish Department of Community Development issued a decision for the Wohlleben 5-Lot Short Subdivision, PSHP2017-00274. Public notice has been provided via: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been given **Preliminary Short Subdivision Approval.**

The proposal is to subdivide approximately 1.29-acre parcel located within the R-4 zoning district into five single family lots with a Tract A for an access tract, Tract B for an open space and recreation tract, Tract C for tree retention and Tract D for an access turn around (¼ roundabout). The existing residence will be demolished. The proposed lots, Tract A and D will access from 240th PL SE which ultimately connects to SE Issaquah Fall City Road. To ensure proper site drainage and to accommodate building pads for homes, approximately 1,600 cubic yards of cut and 2,000 cubic yards of fill are proposed. A copy of the Decision and Exhibits, except for this notice, can be accessed through the following link: https://spaces.hightail.com/receive/uWrnYI3d90.



File Number: PSHP2017-00274

Date of Application: April 11, 2017

Date of Completeness Determination: April 18, 2017

Date of Notice of Application: May 26, 2017

Applicant: Todd Levitt, CR Homebuilders, LLC, 14410 Bel-Red Road, Bellevue, WA 98007

Project Location: The proposed site is located at 4804 240th PL SE in Sammamish, WA and is identified as King

County Assessor's Parcel #2224069101.

State Environmental Policy Act (SEPA) Determination: The proposed development was reviewed under the provisions of State Environmental Policy Act, (SEPA). A Threshold Determination of Non-Significance (DNS) was issued under the optional DNS process specified in WAC 197-11-355.

Existing Environmental Documents Available for Review: Preliminary Project Plans, Arborist Report, State Environmental Policy Act (SEPA) Project Checklist, Critical Areas Affidavit, Critical Area Study, Geotechnical Report, Preliminary Technical Information Report, and Traffic Impact Analysis.

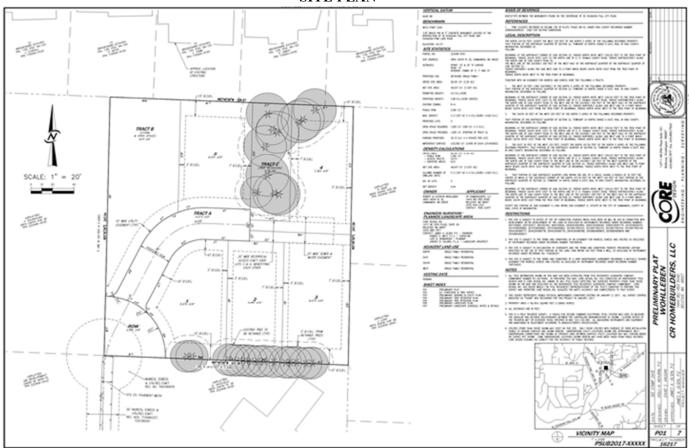
Staff Project Planner Assigned: Ryan Harriman, AICP, Senior Planner P: (425) 295-0529, E: rharriman@sammamish.us. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5 pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at (425) 295-0500. Appeals for this decision must be received at the address above by: December 26, 2017 at 5:00 PM per SMC 20.15.130. Please direct comments to the Staff Project Planner Assigned.

Inquiries regarding the application, revised decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.

SITE PLAN



Notice of Decision